

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, May 10, 2016

Members Present: Ray Jadali (Chair), Steve Kent (voting), Peter Carniglia (voting)

Member Absent: Keir Milan

Others Present: Omar Nassery, Tim Spoerl, Leon & Marina Reingold, Ory and Gilat Nitzan, Nir Glycher, Dan Grossman, Chuck Kadish, Stella Koletic, Jeff Pressman

Call the meeting to order at 7:00 pm

Item

OPEN FORUM

- 1 **AC Minutes of April 12, 2016 approved.**

APPOINTMENTS

- 2 **7:10 Reingold, Lot 735, 9 Wagon Rd.** Leon and Marina Reingold were present to get an update from the AC regarding his compliance with the conditions requested by the AC prior to granting final approval on the grading plan. He stated that story poles have been installed; the main house is now 5 ft. lower than the original plan; roughly will import 15K cu.yds. of dirt. The AC concluded the discussion and requested the additional information for review since the grading plan does not match the county permit: a. revise the grading plan showing a more accurate number for the cut and fill; b. the yardage to be transported, state the number of trucks; c. Daily Schedule for transport of dirt.

- 3 **7:20 Koletic, Lot 408, 178 Dapplegray Rd.:** Stella Koletic was present to request the AC to extend their remodel permit due to revisions requested by the County for the reason that their house is no longer up to code. Currently they are working with the County to allow them to build a guest bathroom and connect to their septic tank instead of to the sewer line. It was the consensus of the AC to grant a 6 months extension. An additional 3 months will be granted by the AC if needed, provided that they comply with all county regulations.

- 4 **7:30 Spoerl, Lot 654, 30 Corral Rd.:** Timo Spoerl was present to discuss his proposal to build a pool in their front yard. A pool in the backyard is not possible due to a steep hill and the cold breeze blowing from the valley. He presented a sketch of the proposed pool in the front yard. It was the consensus of the AC that they will review his sketch and will let him know of their decision.

PLAN SUBMITTALS

- 5 **Nassery, Lot 633, 167 Saddlebow Rd.:** Omar Nassery was present to update the AC on the compliance issues being requested from him. He reported that the County Approved Rough Grading and County permit for the SFR Plan and Recorded Lot Line Adjustment were all submitted. The AC informed him that his BMP has failed after last week's strong rain. It was the consensus of the AC to grant final approval subject to posting an additional deposit since construction deposits must remain current

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, May 10, 2016

throughout the duration of the project; re-submit the Landscape Plan showing adequate plant, lighting and irrigation notes on your actual plan. Lighting and irrigation system are still missing on the landscape plan re-submitted on May 6, 2016; submit the county stamped approved Pool Plan and County permit and completion of all appropriate construction forms.

6 **Kadish, Lot 164, 47 Buckskin Rd.:** Chuck Kadish was present to discuss the revised Retaining Wall Plan submitted on May 10, 2016 to support his request to install wrought iron fence on the retaining wall and request approval for the ground cover planting plan as a County requirement. The revised retaining wall plan, ground cover planting plan and findings from Civil Engineering Consultant were referenced during the discussion. The AC approved his wrought iron fence on top of the retaining wall and the ground cover planting. He also explained the need to export approximately 300 cu.yds. of dirt. He plans to move his dirt to 9 Wagon Lane. He was advised that the project at 9 Wagon has not been approved and should make other arrangements to find a place to move his dirt. Approval to move dirt is subject to the submittal of: a. the yardage to be transported, state the number of trucks; b. Daily Schedule for transport of dirt.

7 **47 LLC, Lot 336, 47 Dapplegray Road:** Dan Grossman and Nir Glycher were present to discuss the change in the design of the house from traditional to contemporary plans. He presented a sample of the roofing material made of slim tile. It was the consensus of the AC that the following information should be submitted for review: a. submit a color and material board; b. actual structure using the proposed type of roofing material; c. submit details of the infinity pool since the plan shows it is hanging off the edge of the cliff. The AC reminded them to exert extra effort to clean up and fix the fences of their neighbors below them and one adjacent to their property.

Note: The owners submitted the color and material board after the AC meeting.

8 **Ponce, Lot 151, 123 Buckskin Rd.** The AC discussed and reviewed the findings the Civil Engineer and Architectural Consultants prepared for the County approved Grading Plan and New SRP Plan. It was the consensus of the AC to send the findings of the consultants to the owner for their information and compliance.

9 **Jacobi, Lot 257, 201 Bell Canyon Rd.** The AC reviewed and discussed the findings from Architectural Consultant. It was the consensus of the AC to meet with the Architectural consultant and go over his findings.

T Love Property LLC, Lot 115, 158 Bell Canyon Road: The AC reviewed and discussed the findings from Architectural Consultant. It was the consensus of the AC to meet with the Architectural consultant to go over his findings.

DEVIATION APPLICATION

10 **Pressman, Lot 220, 30 Buckskin Road:** Jeff Pressman was present to request the AC to recommend to the BCA Board approval to his Application for Temporary Interference with Easement (TIWE). There were no comments/feedback from the neighbors and the utility companies. It was the consensus of the AC to recommend his application for TIWE to the Board. Upon approval of his application, a revised plan must be submitted to the AC for review.

BELL CANYON ASSOCIATION **MINUTES**

Architectural Committee Meeting – Tuesday, May 10, 2016

RATIFICATION

- 11 **Nitzan, Lot 256, 211 Bell Canyon Road:** Ory and Gilat Nitzan were present to request the AC to approve the County Approved Roof Extension/Remodel Plan submitted on May 5, 2016. The remodel plan was referenced during the discussion. It was the consensus of the AC to grant final approval subject to the completion of the construction forms and payment of deposits.
- 12 **Barlev, Lot 38, 22 Roundup Rd.:** There were no comments/feedback received from neighbors. The Architectural Consultant did not review the Remodel/Addition Plan since he is the architect for this project. It was the consensus of the Committee that the following missing information should be included in the plan prior to granting Preliminary Approval: a. the dimensions of the 2-car garage should be increased to have more room to walk around and allow a wide enough gap between cars to slip in and out of their cars with ease; b.in the absence of a requirement for a grading plan by the County, submit a drainage plan for review; and c. posting of the Plan Submittal Fees (non-refundable)

OTHER BUSINESS

- 13 **Proposed Preliminary Approval Letter Template** - Review and approve proposed Preliminary Approval Letter template. It was the consensus of the AC that this issue will continue to be on the agenda for further discussions.
- 14 **Proposed Non Disclosure Agreement** – Review and approve proposed Non Disclosure Agreement for consultants. . It was the consensus of the AC that this issue will continue to be on the agenda for further discussion

VIEW OBSTRUCTIONS

NONE

COMPLAINTS

NONE

EXECUTIVE SESSION

The meeting adjourned at 8:30pm

Next Architectural Committee Meeting:

June 14, 2016